

041.0

0005

0013.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
870,700 / 870,700

APPRaised:

870,700 / 870,700

USE VALUE:

870,700 / 870,700

ASSESSED:

870,700 / 870,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
7-9		EXETER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MALONE HELEN I / LIFE ESTATE	
Owner 2:		
Owner 3:		

Street 1:	65 JAMES ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:		

PREVIOUS OWNER	
Owner 1:	MALONE HELEN I -
Owner 2:	-
Street 1:	65 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

104 Two Family 4500 Sq. Ft. Site 0 80. 1.23 1
443,999 444,000

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4500.000	426,700		444,000	870,700	
Total Card	0.103	426,700		444,000	870,700	Entered Lot Size
Total Parcel	0.103	426,700		444,000	870,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	355.68	/Parcel: 355.6	Land Unit Type:

Parcel ID	041.0-0005-0013.0
Date	12/18/2019
Notes	Year End Roll
Date	12/10/2019
Time	18:42:44
Date	12/11/2014
Time	13:59:51
Date	12/16/2013
Time	13:59:51
Date	12/13/2012
Time	13:59:51

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2020 104 FV 426,800 0 4,500. 444,000 870,800 870,800 Year End Roll 12/18/2019
2019 104 FV 330,400 0 4,500. 471,800 802,200 802,200 Year End Roll 12/13/2019
2018 104 FV 330,400 0 4,500. 344,100 674,500 674,500 Year End Roll 12/20/2017
2017 104 FV 309,700 0 4,500. 299,700 609,400 609,400 Year End Roll 1/3/2017
2016 104 FV 309,700 0 4,500. 255,300 565,000 565,000 Year End 1/4/2016
2015 104 FV 275,600 0 4,500. 249,800 525,400 525,400 Year End Roll 12/11/2014
2014 104 FV 275,600 0 4,500. 205,400 481,000 481,000 Year End Roll 12/16/2013
2013 104 FV 286,900 0 4,500. 195,400 482,300 482,300 Year End Roll 12/13/2012

PRINT	
Date	Time
12/10/20	18:42:44
LAST REV	
Date	Time
04/09/19	13:59:51
apro	

PAT ACCT.
3464

SALES INFORMATION
TAX DISTRICT

GRANTOR	LEGAL REF	TYPE	DATE	SALE CODE	SALE PRICE	V	TST	VERIF	NOTES
MALONE HELEN I,	71459-108	1	8/10/2018	Convenience		1	No	No	
MALONE HELEN I/	71455-564	1	8/10/2018	Convenience		1	No	No	
MALONE LARRY D,	70435-275		12/26/2017	Convenience		1	No	No	Larry D Malone dod 9/9/2017
MALONE LARRY D	43114-395		8/23/2004	Family		No	No	No	ESTATE OF LARRY D, MALONE MIDDLESEC COUNTY PR
	11292-77		2/27/1967			No	No	N	

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

10/16/2012 1323 Manual 10,000 C
12/4/2008 1225 New Wind 5,331
12/4/2007 1120 New Wind 4,000
4/27/2004 264 Porch 10,000 C REPL FR PORCH

ACTIVITY INFORMATION
Date Result By Name
11/9/2018 MEAS&NOTICE HS Hanne S
4/18/2013 Info Fm Prmt EMK Ellen K
4/14/2009 Measured 163 PATRIOT
3/2/2005 Permit Visit BR B Rossignol
3/24/2000 Inspected 264 PATRIOT
2/25/2000 Measured 264 PATRIOT
11/1/1981 KM

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average			PDAS.								
Sty Ht:	2 - 2 Story		A Bath:		Rating:												
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:		Rating:												
Roof Struct:	2 - Hip		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average			1st Res Grid Desc: Line 1 # Units: 1								
Color:	YELLOW		A Kits:		Rating:												
View / Desir:			Fpl:		Rating:												
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:									
Grade:	C - Average		<b>CONDOS INFORMATION</b>														
Year Blt:	1923	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdict:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:	1	5	2							
Sec Int Wall:		%	Economic:			%	Additions:	1	7	2							
Partition:	T - Typical		Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood		Override:			%	Baths:										
Sec Floors:		%	Total:	31	%		Plumbing:										
Bsmnt Flr:	12 - Concrete						Electric:										
Subfloor:							Heating:										
Bsmnt Gar:							General:	2	12	4							
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	5 - Steam																
# Heat Sys:	2																
% Heated:	100		% AC:														
Solar HW:	NO		Central Vac:	NO													
% Com Wall:			% Sprinkled:														
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>					
												041.0-0005-0013.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:			Total Special Features:							Total:					